

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of February 19 80, by and between

John E. Sartain

of the first part, and

Thomas H. Porter and wife, Diana L. Porter,

of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said part. ies of the first part ha. Vs bargained and sold and do. hereby bargain, sell, convey and confirm unto the said part. ies of the second part the following described real estate, situated and being in the County of DeSoto State of XXXXXX MISSISSIPPI

Lot 168, Section "A", Lake Forest Subdivision as shown on plat of record in Plat Book 12, Pages 1-4 in the office of the Chancery Clerk of Desoto County, Mississippi in Section 25, Township 1 South, Range 9 West, to which plat reference is hereby made for a more particular description of subject property.

This conveyance is made subject to subdivision building lines, easements and restrictions of record in Plat Book 12, Pages 1-4 and amended restrictions of record in Deed Book 119, Page 53 in the aforesaid Chancery Clerk's Office.

The property conveyed herein is a part of that property conveyed to grantor herein as shown in Book 141, Page 448 and re-recorded in Book 141, Page 597 in the Chancery Clerk's Office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part. ies of the second part. their heirs and assigns in fee simple forever.

And the said part. ies of the first part do. hereby covenant with the said part. ies of the second part that. they are lawfully seized in fee of the aforescribed real estate: that. they have a good right to sell and convey the same: that the same is unencumbered, except for above mentioned easements and restrictions and except for 1980 DeSoto County taxes which are a lien but are not yet due and payable.

And that the title and quiet possession thereto. they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature. S. of the said part. ies of the first part the day and year first above written.

John E. Sartain  
John E. Sartain  
Mrs. John E. Sartain

STATE OF TENNESSEE, COUNTY OF SHELBY {

On this 1st day of February 19 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John E. Sartain and wife, and delivered to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written. My commission expires: 12/4/83

Ernest W. Farrar, Jr.  
Notary Public.

FOR REGISTRAR'S USE ONLY

State Tax \$.  
Clerks Fee \$.50  
Total \$.  
Paid. Deputy County Court Clerk  
Revenue Stamps \$.  
ST.

The following information is not a part of this Deed.  
Property Address. 6536 Lake Forest Drive North  
Walls, Mississippi 38680  
Mail Tax Bill to above address

This Instrument prepared by. This Instrument By Ernest W. Farrar, Attorney at Law

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 12 o'clock 25 minutes A.M. 7 day of Feb 1980, and that the same has been recorded in Book 145 Page 752 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 11 day of February 1980. Fee \$2.50 pd. SEAL N. H. Ferguson CLERK